



**Snohomish County**

**Facilities & Fleet Management**  
*Courthouse Project*

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**Dave Somers**  
*County Executive*



## **Snohomish County Courthouse Renovation and Addition**

Project Status Report June 2020 Update

Financial Reporting through May 31, 2020

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## PROJECT DASHBOARD

### Budget Status Summary

	Project As Approved 07/30/2018	Expended To Date 05/31/2020	Percentage Complete
<b>Total Project Budget *</b>	\$76,138,353	\$53,867,055	70.75%
<b>Contingencies &amp; Allowances **</b>	\$3,448,563	\$1,275,643	36.99%
<b>Project Duration</b>	136 weeks	100 weeks	73.52%

#### NOTES:

\* Per scope approved by Council 7/30/2018, including removal of the Art Allowance. Scope remains unchanged from that which Council approved.

\*\* Contingencies and allowances are included in the Total Project Budget.

### Schedule Status Summary

<b>Council Approval / Notice To Proceed</b>	07/30/2018
<b>Phase 1 Completion</b>	03/12/2020
<b>Phase 2 Substantial Completion*</b>	03/04/2021*

\* Subject to change due to COVID-19

### Risks & Closely Monitored Issues

1. Risks to schedule from pandemic-related labor shortages and social distancing safeguards; see *Coronavirus-Related Impacts* on p. 2 and *Pending Changes* on p. 4.
2. Potential for undiscovered conditions inside the Courthouse during Phase 2 renovations.
3. Minimizing disruptions to Superior and District Courts' operations. Communications between Courts and construction field supervision is frequent and well-managed.
4. Site Security: Securing and safeguarding tools / materials, controlling construction access.
5. Maintaining accessible walking routes within or through selected building renovation areas.

### Owner Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance	(\$0)	\$2,207,087
6005	2018 Usage	(\$184,365)	\$2,391,452
6005	2019 Usage	\$523,753	\$1,867,699
4118	2019 Usage	\$74,675	\$1,793,024
4103	2019 Usage	\$37,469	\$1,755,555
6005	Q1 2020 Usage	\$231,001	\$1,524,554
4103	Jan 2020 Usage	\$2,711	\$1,521,843
6005	Q2 2020 Usage	\$519,267	\$1,002,576
6005	July 2020 Usage	\$46,124	\$956,452
6005	<b>User-Funded Items</b>	<b>(\$388,761)</b>	\$1,345,213
	<b>Total:</b>	<b>\$861,874</b>	<b>\$1,345,213</b>

6005 Hoffman Construction

4118 Performance Abatement

4103 SLAM Collaborative (formerly CBRE Heery Architecture)

### Hoffman Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance		\$1,276,929
6005	2018 Usage	(\$0)	\$1,276,929
6005	2019 Usage	\$25,233	\$1,251,696
6005	Jan 2020 Usage	\$55,690	\$1,196,006
6005	Feb 2020 Usage	\$0	\$1,196,006
6005	Mar 2020 Usage	\$34,264	\$1,161,742
6005	Apr 2020 Usage	\$10,687	\$1,151,055
	<b>Total:</b>	<b>\$125,874</b>	<b>\$1,151,055</b>

### Hoffman Allowance Usage

DAC	Allowance Description	Approved to Date (Running Subtotals)	Balance
6005	Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Replace existing faulty piping	\$10,202	\$14,798
6005	Remove/reinstall items to facilitate work	\$29,174	\$70,826
6005	MEP temp workarounds not identified	\$70,246	\$59,754
6005	Non-backchargeable trade damage	\$17,040	\$52,960
6005	Selective OT to maintain schedule	\$11,233	\$28,767
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
	<b>Total:</b>	<b>\$287,895</b>	<b>\$242,105</b>

## Coronavirus-Related Impacts

### current as of July 15

Hoffman Construction has filed a claim in response to the County's denial of a May 13 proposed change order requesting compensable time related to pandemic impacts. Hoffman is requesting 68 workdays and \$759,834. The Project team is in the process of investigating the claim.

Per the construction contract with Hoffman, force majeure events—those which are unforeseeable and beyond reasonable control of either party to the contract—may be remedied by schedule extensions but not compensation for costs.

On April 7, the County notified Hoffman Construction and Performance Abatement that the COVID-19 pandemic constitutes a force majeure event. (*Other examples of force majeure are natural disasters and unusually severe weather conditions.*) The County neither requested nor required Hoffman and Performance to continue work, but notified both firms that they proceed at their own risk.

Both Hoffman and Performance opted to continue working.

- While the Courthouse is one of several regional construction projects deemed essential, the pandemic still impacts contractors, subcontractors, and their suppliers.
- Hoffman has forwarded to the County notices from some of their subcontractors regarding likely upcoming schedule impacts resulting from COVID-19.
- Hoffman and Performance are performing their contractual duties to notify the County of potential schedule and/or cost impacts.

scheduled. The exact length of schedule delays is still being calculated, and is dependent upon available labor.

As a result, building user groups will remain in temporary offices longer than originally

## Current Construction Progress

### Since previous report

Hoffman and/or Performance have:

- Continued the conversion of the vacated Jury Assembly, District Court Hearing Room, and Superior Court Programs areas into Courtroom 1A (replacement Criminal Hearings, first floor):
  - Completed abatement, demolition, and MEP (mechanical, electrical, and plumbing) reroutes and disconnections for the following areas:
    - West half of the central north-south corridor through the first floor of the Courthouse.
    - Former first-floor restrooms.
    - Former contracted security break room.
    - First-floor elevator lobby.
    - Side corridors in the east half of first floor.
  - Completed the concrete masonry walls for Courtroom 1A's in-custody holding and staging areas of the replacement Criminal Hearings, first floor.
  - Began framing and hanging drywall for the new walls in and around Courtroom 1A and associated offices, support areas, and corridors.
- Hung sprinkler pipe in portions of four floors of the Courthouse.
- Sprayed fireproofing over east half of the Courthouse's first floor.
- Began placing decorative molding over previously installed sprinkler pipe on the multiple floors.
- Continued wall demolition and above-ceiling structural work in the Superior Court Commissioner Court chambers areas.
- Built scaffolding and covered walkways in areas of the existing Courthouse's second floor. These walkways will allow structural and MEP work to be performed in publicly traveled corridors on the evening shift while maintaining public access during Courthouse daytime business hours.
- Began abatement, demolition, and MEP (mechanical, electrical, and plumbing) reroutes and disconnections in selected areas of the Courthouse's second floor.
- Began the demolition and abatement above ceilings in the vacated Office for Public Defense offices.
- Began the demolition and abatement on the Courthouse's second floor necessary for construction of the south seismic shear wall.
- Completed demolition of the vacated first-floor restrooms.
- Began transforming the vacated first-floor restrooms into a new family restroom, interview room, and janitor's closet. Currently, each room is framed, plumbed, and ready for drywall.

## Upcoming Construction Activities

### July / August 2020

Hoffman and Performance are actively working on the following:

- Continue abatement, demolition, and MEP reroutes and disconnections for the following areas on second floor:
  - Stairwell between second and third floors.
  - Corridors near Superior Court Courtroom 2A and the Mission Connector.
  - Southern corridor in front of four Superior Court courtrooms.
  - Portions of Courtroom 2A above ceilings.
- Complete above-ceiling structural work in the Superior Court Commissioner chambers and vacated Clerk Confirmations Office.
- Complete above-ceiling and in-wall MEP installation for the future Courtroom 1A.
- Renovate the fire sprinkler standpipe in the Courthouse's west stairwell.
- Form and pour the south concrete shear wall from the Courthouse's basement up to first floor.
- Begin forming the south concrete shear wall up to the top of the first floor.
- Complete the walls on the east side of the Courthouse's first floor.
- Continue hanging sprinkler pipe in the existing Courthouse.
- Complete the transformation of the vacated first-floor restrooms into a family restroom, interview room, and janitor's closet.
- Begin renovations on the north side of the Courthouse's first floor (Office of Public Defense and adjacent interview / meeting room).
- Begin renovation of the Courthouse's existing elevators.

## Project Scope

This project will occur in two phases:

- Phase 1, substantially complete in March 2020.
  - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
  - Seismic bracing for the existing courthouse via the addition (entry tower).
  - New jury assembly room, new accessible elevators, and a new public entry within the addition.
  - New, accessible restroom core within the existing courthouse.
- Phase 2 is in progress and scheduled to finish in early 2021.
  - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
  - Seismic bracing via a shear wall on the building's south face.
  - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
  - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
  - Remodel of selected Superior and District Court courtrooms.
  - Refurbish the existing public elevators.

## Pending Changes

- **COVID-19:** The pandemic is a force majeure event, as described in the Contract executed between Snohomish County and Hoffman Construction. Hoffman's sole remedy for delay resulting from this force majeure event is an extension of the construction schedule. Costs incurred by Hoffman and its sub-tiers to comply with continuation of work requirements are the result of Hoffman's decision to continue performance during the COVID-19 pandemic. Notwithstanding Hoffman's decision, the County has informed Hoffman that they are willing to discuss whether some compliance costs may ultimately be partially compensable, but cannot do so until Hoffman provides the requested documentation.
- Scope remains unchanged from that which was approved by the County Council on July 30, 2018.
- Revisions (see *Cost Events Approved Within The Last 60 Days*, page 9):
  - Hoffman Change Orders No. 18 through 20, totaling \$380,836, are now approved and executed.
  - Hoffman Change Orders No. 21, approved and executed after May 31, is listed among *Pending Changes*.
- The project team is reviewing several changes requested by Hoffman:
  - Elevator pit ladders
  - Irrigation system revisions
  - Fire sprinkler drain revisions
  - Adding a cap to a fire shutter track
  - Replacing lock cylinder cores
  - Additional stainless steel handrail for the addition's accessibility ramp
  - Formwork revision for the south shear wall

## Communications

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impact of construction.

Methods of communication include:

- Recurring virtual meetings with key building user groups during the current public health emergency.
- Weekly written project update, in lieu of physical meetings, for all building user groups and representatives of the Council and Executive's Office.
- Public Website:  
<https://snohomishcountywa.gov/4094/Campus-Courthouse>
- *Snohomish County Connects* articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Meetings with key building user groups to plan office moves for Phase 2.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.



## Appendix A: Budget Status

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of May 2020.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, as of the May 2019 project status report, we have started tracking billing progress against each approved change order to date.
2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved change orders and the contingency status in Sections D and E.
3. The yellow-highlighted rows represent a change in tracking expenditures to date, as building commissioning services are being provided under the supervision of the GCCM compliance and project and construction management consultant. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.
4. **UPDATED:** Building User-Funded Project Enhancements, which are externally funded by Courthouse tenant organizations (i.e., not funded by the project budget). This line reflects enhancements approved and included in executed change orders, using project contingencies as a “pass-through” to pay for them and to receive reimbursement funds from user groups. Expenditures and reimbursements will balance without impact on the project budget. Values are illustrated for tracking and overall accounting purposes.

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
<b>GCCM Costs</b>				
DAC	<b>GCCM Direct Costs</b>			
6005	Concrete   Interwest	\$ 4,490,500	\$ 4,180,244	\$ 310,256
6005	Masonry   Henson	\$ 220,160	\$ 44,110	\$ 176,050
6005	Exterior Stone Cladding   Western Tile	\$ 122,515	\$ 122,515	\$ -
6005	Structural Steel Framing   Steelkor	\$ 1,592,304	\$ 1,592,304	\$ -
6005	Decorative Metal   McClean	\$ 212,308	\$ 212,308	\$ -
6005	Finish Carpentry & Millwork   Artek	\$ 609,449	\$ 209,372	\$ 400,077
6005	Waterproofing   Milwaukee Floors	\$ 43,100	\$ 37,148	\$ 5,952
6005	Membrane Roofing   Snyder	\$ 421,450	\$ 381,778	\$ 39,672
6005	Architectural Sheetmetal   Kenco	\$ 1,406,415	\$ 1,331,642	\$ 74,773
6005	Doors, Frames & Hardware   Builders Hardware	\$ 364,625	\$ 315,144	\$ 49,481
6005	Overhead Coiling Grilles   Zesbaugh	\$ 13,463	\$ -	\$ 13,463
6005	Folding Doors   Won-Door	\$ 150,848	\$ 150,848	\$ -
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 1,454,923	\$ 141,861
6005	Gypsum Board Assemblies & Ceilings   Alliance	\$ 3,961,904	\$ 2,612,193	\$ 1,349,711
6005	Tiling   Division 9	\$ 583,637	\$ 586,516	\$ (2,879)
6005	Resilient Flooring & Carpet   Division 9	\$ 587,607	\$ 395,491	\$ 192,116
6005	Fabric Wrapped Panels   Architectures	\$ 35,000	\$ 31,500	\$ 3,500
6005	Painting and Intumescent Coating   NW Complete	\$ 307,207	\$ 141,710	\$ 165,497
6005	Signage   Sign Wizards	\$ 18,524	\$ 7,251	\$ 11,273
6005	Toilet Compartments   Barclay Dean	\$ 74,509	\$ 36,311	\$ 38,198
6005	Toilet and Bath Accessories   Barclay Dean	\$ 52,166	\$ 51,684	\$ 482
6005	Fire Protective Smoke Curtains   Interior Tech	\$ 78,869	\$ 72,386	\$ 6,483
6005	Security/Detention Equipment   CML Security	\$ 156,745	\$ 50,522	\$ 106,223
6005	Window Washing Equipment   Steelkor	\$ 66,089	\$ 66,089	\$ -
6005	Window Treatments   Iris	\$ 112,776	\$ 45,605	\$ 67,171
6005	Elevators   Kone	\$ 2,872,300	\$ 1,651,037	\$ 1,221,263
6005	Mechanical   Holaday-Parks	\$ 7,756,887	\$ 5,513,471	\$ 2,243,416
6005	Electrical   VECA	\$ 8,930,683	\$ 5,219,811	\$ 3,710,872
6005	Earthwork, Site Demo & Utilities   Interwest	\$ 679,053	\$ 782,420	\$ (103,367)
6005	Site Concrete   MidMountain	\$ 785,000	\$ 808,075	\$ (23,075)
6005	Fences & Gates   Secure-A-Site	\$ 23,175	\$ 647	\$ 22,528
6005	Irrigation and Planting   A-1 Landscape	\$ 612,434	\$ -	\$ 612,434
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 28,105,055	\$ 10,833,431
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ 176,513	\$ 203,487
6005	Design Contingency	\$ 150,000	\$ -	\$ 150,000
6005	Negotiated Support Services	\$ 3,095,813	\$ 1,532,342	\$ 1,563,471
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031	\$ 1,262,898
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 1,722,886	\$ 3,179,856
6005	<b>Max Allowable Const Contract (MACC):</b>	<b>\$ 43,841,228</b>	<b>\$ 29,827,941</b>	<b>\$ 14,013,287</b>
	<b>GCCM General Conditions and Fee</b>		\$ -	
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 1,856,445	\$ 709,398
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821)	\$ 2,474,335	\$ 1,710,900	\$ 763,435
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 3,567,345	\$ 1,472,833
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)	(\$144,807)	(\$0)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)	(\$39,558)	\$0
6005	Hoffman Construction (HCC) Change Order 3	\$154,583	\$136,593	\$17,990
6005	Hoffman Construction (HCC) Change Order 4	\$61,041	\$57,782	\$3,259
6005	Hoffman Construction (HCC) Change Order 5	\$172,886	\$171,127	\$1,760
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)	(\$24,636)	\$0
6005	Hoffman Construction (HCC) Change Order 7	\$65,007	\$58,374	\$6,633
6005	Hoffman Construction (HCC) Change Order 8	(\$10,228)	(\$10,228)	\$0
6005	Hoffman Construction (HCC) Change Order 9	\$5,379	\$5,379	\$0
6005	Hoffman Construction (HCC) Change Order 10	\$44,604	\$43,802	\$802
6005	Hoffman Construction (HCC) Change Order 11	\$18,611	\$16,748	\$1,863
6005	Hoffman Construction (HCC) Change Order 12	\$36,506	\$32,753	\$3,753
6005	Hoffman Construction (HCC) Change Order 13	\$67,303	\$61,941	\$5,362
6005	Hoffman Construction (HCC) Change Order 14	\$36,573	\$26,692	\$9,881
6005	Hoffman Construction (HCC) Change Order 15	\$94,612	\$68,006	\$26,606
6005	Hoffman Construction (HCC) Change Order 16	\$32,513	\$14,105	\$18,408
6005	Hoffman Construction (HCC) Change Order 17	\$109,224	\$32,939	\$76,285
6005	Hoffman Construction (HCC) Change Order 18	\$327,812		\$327,812
6005	Hoffman Construction (HCC) Change Order 19	\$46,958		\$46,958
6005	Hoffman Construction (HCC) Change Order 20	\$6,066		\$6,066
6005	Hoffman Construction (HCC) Change Order 21	\$29,207		\$29,207
6005	<b>MACC + GCCM General Conditions and Fee</b>	<b>\$49,971,062</b>	<b>\$ 33,902,298</b>	<b>\$ 16,068,764</b>
6004	<b>GCCM Preconstruction Services</b>			
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041
6005	<b>Total Construction Cost (TCC):</b>	<b>\$ 51,554,722</b>	<b>\$ 35,212,917</b>	<b>\$ 16,341,805</b>
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 3,314,217	\$ 1,580,894
6005	<b>Total Construction Cost + Sales Tax:</b>	<b>\$ 56,449,833</b>	<b>\$ 38,527,134</b>	<b>\$ 17,922,699</b>

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
<b>Project Soft Costs / Owner-direct Work</b>				
<b>DAC</b>	<b>Owner Direct Work</b>		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 562,005	\$ 84,075
2013	Personnel Benefits	\$ 223,188	\$ 199,791	\$ 23,397
3110	Miscellaneous Supplies	\$ 10,000	\$ 9,593	\$ 407
4101	Professional Services	\$ 20,000	\$ 16,798	\$ 3,202
4901	CH Project Misc	\$ 109,131	\$ 112,014	\$ (2,883)
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ 0
4601	OCIP Program / Builder's Risk	\$ 788,901	\$ 788,901	\$ (0)
9101	Interfund Professional Services	\$ -	\$ -	\$ -
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 9,936
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ 1,275
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ 5
9905	Interfund Training	\$ 879	\$ 876	\$ 3
6001	Utility Work - Design & Construction	\$ 72,870	\$ 56,021	\$ 16,848
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384
3101	Artwork Allowance	\$ -	\$ -	\$ -
3109	Technology Equipment <5k	\$ 205,000	\$ 27,249	\$ 177,751
6411	Technology Equipment >5k	\$ 55,000	\$ 97,143	\$ (42,143)
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ -	\$ 150,000
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 675,855	\$ (219,314)
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ 15,914	\$ 176,609
4902	Moves / Staff Relocations / TTs	\$ 718,719	\$ 794,381	\$ (75,662)
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ 0
4103	AE Design Development through Project Closeout	\$ 3,968,460	\$ 3,668,698	\$ 299,761
4103	AE Additional Services Requests (through ASR #9)	\$ 40,180	\$ 40,180	\$ 0
6596	Siemens Security & Access Control	\$ 503,084	\$ 551,735	\$ (48,651)
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 1,996,943	\$ 307,917
4114	Commissioning	\$ 210,000	\$ -	\$ 210,000
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 2,693,128	\$ 1,986,457
4118	Performance Abatement (PAS) Change Order 1	\$ 74,675	\$ 74,675	\$ 0
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 638,964	\$ 141,365
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 15,777	\$ 1,921
4120	Legal	\$ 15,000	\$ 3,700	\$ 11,300
4122	Testing / Special Inspection	\$ 325,000	\$ 243,640	\$ 81,360
4123	Survey Work	\$ 40,000	\$ 31,057	\$ 8,943
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ 851
	<b>Owner Work Subtotal:</b>	<b>\$ 18,685,945</b>	<b>\$ 15,339,921</b>	<b>\$ 3,346,023</b>
	<b>ADJUSTMENT: Building User-Funded Project Enhancements</b>	<b>\$ (388,761)</b>		
	<b>Remaining Owner Project Contingency</b>	<b>\$ 1,391,337</b>		<b>\$ 1,391,337</b>
	<b>Subtotal Soft Costs:</b>	<b>\$ 19,688,521</b>	<b>\$ 15,339,921</b>	<b>\$ 4,737,360</b>
	<b>Totals:</b>	<b>\$ 76,138,353</b>	<b>\$ 53,867,055</b>	<b>\$ 22,271,298</b>

\$ 71,915,886

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770

Art Allowance Reduction: \$ (441,417)

TOTAL APPROVED BUDGET: \$ 76,138,353

(Over) / Under Budget: \$ 0

## Cost Events Approved Within The Past 60 Days

6005	HCC	Balance Forward: Previous Months	\$ 826,955
4118	PAS		\$ 74,675
4103	SLAM		\$ 40,180
6005	HCC	CE 390 - RFI 429.2 - Window Stool Trim Extensions	\$29,396
6005	HCC	CE 404 - RFI 459 - Door Revision at Stair 2	\$2,435
6005	HCC	CE 432 - ASI 53 - Jury Assembly Platform <i>(user-funded)</i>	\$75,836
6005	HCC	CE 448 - RFI 525 - Vestibule Thresholds	\$970
6005	HCC	CE 452 - RFI 458.1 - Stair Post Infill	\$500
6005	HCC	CE 461 - RFI 537 - Elevator Machine Room Sign	\$87
6005	HCC	CE 264 - RFI 120.2 - Revised Details at Won Door	\$ 3,141.00
6005	HCC	CE 402 - RFI 465 - Replace Windowsill Trim in 3A	\$ 1,195.00
6005	HCC	CE 410 - RFI 475 - Podium Ballistic Glazing	\$ 1,469.00
6005	HCC	CE 254 - RFI 294 - Delete Coping Caps	\$ 2,737.00
6005	HCC	CE 401 - RFI 471 - Add Solid Wood Base in 3A	\$ 1,112.00
6005	HCC	CE 329 - RFI 388 - Flooring in Bar Association	\$ 1,315.00
6005	HCC	CE 340 - RFI 395 Series AV Revisions <i>(user-funded)</i>	\$ 312,925.00
6005	HCC	CE 418 - RFI 495 - Delete Lights in Jury Assembly	\$ (12,560.00)
6005	HCC	CE 419 - RFI 494 - Data for Imaging Rooms	\$ 3,909.00
6005	HCC	CE 439 - RFI 509 - Paper Towel Dispenser Mounting	\$ 4,589.00
6005	HCC	CE 445 - RFI 523 - Extend Countertops	\$ 3,029.00
6005	HCC	CE 450 - RFI 524 - Add 3 Bollards to North Plaza	\$ 4,951.00
6005	HCC	CE 393 - RFI 373.3 - Firesafing Revisions	\$ 11,950.00
6005	HCC	CE 458 - RFI 532 - Demo & Patch for Relocating ADA	\$ 394.00
6005	HCC	CE 462 - RFI 536 - Blueskin at Bottom of Mechanical	\$ 2,455.00
6005	HCC	CE 463 - RFI 535 - Added Hallway Carpet	\$ 3,323.00
6005	HCC	CE 465 - RFI 541 - Delete Anodized Sunshades	\$ 898.00
6005	HCC	CE 466 - RFI 540 - Shift Vestibule Furring for Lighting	\$ 624.00
6005	HCC	CE 467 - RFI 545 - Revise Millwork at Security	\$ 516.00
6005	HCC	CE 469 - RFI 546 - Cap Ends of Window Mullions	\$ 389.00
6005	HCC	CE 470 - RFI 343.3 - Add Fire-Rated Walls Near Door	\$ 1,121.00
6005	HCC	CE 308 - RFI 326/326.1 - Waterproofing Details	\$ 22,353.00
6005	HCC	CE 415 - ASI 50 - Changes to Urinalysis	\$ 2,296.00
6005	HCC	CE 447 - RFI 521 - Rotate Light in Office/Work Rm	\$ 504.00
6005	HCC	CE 471 - RFI 326.5 - Sealing High Eyebrow on Stair	\$ 930.00
6005	HCC	CE 473 - RFI 549 - Wall Protection & Corner Guard	\$ (795.00)
6005	HCC	CE 325 - RFI 373 - Revised Flashing/Caulking Details	\$ 19,455.00
6005	HCC	CE 367 - RFI 373.2 - Weather Barrier at Curtainwall	\$ 6,511.00
6005	HCC	CE 387 - RFI 198.5 - Fireproofing at Canopy	\$ 31,539.00
6005	HCC	CE 474 - ASI 5 Roller Shade Replacement Motors	\$ (36,143.00)
6005	HCC	CE 476 - RFI 553 - Bolt Covers on Urinals	\$ 486.00
6005	HCC	CE 481 - Email - Blinds Credit	\$ (12,418.00)
6005	HCC	CE 490 - RFI 326.6 - Change Lower Canopy Parapet	\$ 3,496.00
6005	HCC	CE 440 - RFI 516 - Prime Walls & Seal Windows - Rm	\$ 1,010.00

6005	HCC	CE 511 - Email - Final Clean for Hoffman	\$ (7,870.00)
		<b>Total as of 05/31/20 (reporting cutoff):</b>	<b>\$ 1,431,870</b>
6005	HCC	CE 361 - RFI 425 - Cooling Tower Steel Support	\$ 21,093.00
6005	HCC	CE 409 - RFI 425.2 - Cooling Tower Replacement	\$ 2,348.00
6005	HCC	CE 436 - RFI 507 - Revise Interior Column Wraps	\$ 3,465.00
6005	HCC	CE 498 - RFI 568 - FDC Locking Caps	\$ 1,148.00
6005	HCC	CE 505 - ASI 54 – Courtroom 2B Bookshelves	\$ 6,140.00
6005	HCC	CE 507 - RFI 574 - Cooling Tower Circuit	\$ 1,149.00
6005	HCC	CE 517 - RFI 570 - Swinging Stool Change	\$ 249.00
6005	HCC	CE 526 – OCIP Deduct	\$ (6,385.00)
6005	HCC	CE 433 - ASI 051 Revise Irrigation System	\$13,742.00
6005	HCC	CE 434 - RFI 504 - Fire Sprinkler Drain	\$2,582.00
6005	HCC	CE 460 - RFI 533 - Tie Security System into the Fire	\$5,369.00
6005	HCC	CE 480 - RFI 555 - Replace Lock Cylinder Cores	\$8,289.00
6005	HCC	CE 488 - RFI 560 - Provide Add'l Openings in South	\$(9,812.00)
6005	HCC	CE 497 - RFI 567 - Add CMU Partition Between L1	\$1,821.00
6005	HCC	CE 504 - RFI 579.1 - 12" Axiom Trim at Room 1050	\$1,774.00
6005	HCC	CE 451 - RFI 530 - Add Stainless Handrail to ADA	\$7,255.00
6005	HCC	CE 518 - RFI 529.1 - SW Corner Tie In	\$5,466.00
6005	HCC	CE 519 - RFI 599.1 - Change Wall Types East End of	\$2,134.00
6005	HCC	CE 522 - RFI 600 - Add Cap for Fire Shutter Track	\$940.00
6005	HCC	CE 529 - ASI 56 - Additional Bank of Pistol Lockers	\$4,415.00
6005	HCC	CE 535 - RFI 612 - Stabilize Partitions at Precast Walls	\$2,149.00
		<b>Total Pending Changes:</b>	<b>\$ 75,331</b>
		<b>Total Approved To Date:</b>	<b>\$ 1,507,201</b>

HCC: Hoffman Construction.

PAS: Performance Abatement.

SLAM: S/L/A/M Collaborative Architecture (formerly Heery Architecture | Justice Group).

## **Appendix B: Schedule**

Planned activities for the next 6 weeks. Activities marked with an “A” (for actualized) are in progress.

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## Snohomish County Courthouse (Current)

ID	Activity Name	Sub	Dur	Start	Finish	Comments	Jul 19	Jul 26	Aug 02	Aug 09	Aug 16	Aug 23	Jul 30	
Snohomish County Courthouse (Current)				173	24-Feb-20 A	26-Oct-20								
Milestones				0	24-Jul-20	24-Jul-20								
MS106	Milestone - Phase 1 - Restroom Renovations Complete	HCC	0		24-Jul-20		Milestone - Phase 1 - Restroom Renovations Complete							
MS117	Milestone - Phase 1 - Basement / Restrooms / Addition Complete	HCC	0		24-Jul-20		Milestone - Phase 1 - Basement / Restrooms / Addition Complete							
COVID-19				46	13-Mar-20 A	31-Jul-20								
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	46	13-Mar-20 A	31-Jul-20		COVID-19 - Global Pandemic Restrictions							
Preconstruction				71	14-May-20 A	27-Aug-20								
Procurement				71	14-May-20 A	27-Aug-20								
Fabrication & Deliveries				71	14-May-20 A	27-Aug-20								
P1256	Fab / Deliver - Elevator 3 Components	KONE	35	14-May-20 A	31-Jul-20		Fab / Deliver - Elevator 3 Components							
P1064	Fab / Deliver - Existing Level 2 Mechanical	HP	30	17-Jul-20 A	27-Aug-20		Fab / Deliver - Existing Level 2 Mechanical							
Phase 1 - Addition, Existing Basement Remodel, RR Core				104	01-Jun-20 A	26-Oct-20								
Phase 1 - New Addition				60	03-Aug-20	26-Oct-20								
Phase 1 - New Addition - Site Finishes				60	03-Aug-20	26-Oct-20								
C2039	Site - Sitework / Landscaping West of 12.1 Line	A-1	60	03-Aug-20*	26-Oct-20		Site - Sitework / Landscaping West of 12.1 Line							
Phase 1 - New Restroom Core in Existing Building				5	01-Jun-20 A	24-Jul-20								
Phase 1 - New Restroom Core - Commissioning & Startup				5	01-Jun-20 A	24-Jul-20								
C1642	New RR Core - Punchlist Corrections	HCC	5	01-Jun-20 A	24-Jul-20		New RR Core - Punchlist Corrections							
Phase 2 - Existing Courthouse Renovation				137	24-Feb-20 A	03-Sep-20								
Phase 2 - South Shearwall				2	10-Aug-20	11-Aug-20								
Phase 2 - Basement Shearwall				2	10-Aug-20	11-Aug-20								
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	10-Aug-20*	11-Aug-20		SSW BL - Demo SOMD for Rebar at Level 1							
Phase 2 - Level 1 Renovation				39	13-Jul-20 A	03-Sep-20								
Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)				20	07-Aug-20	03-Sep-20								
C2267	Existing L1 A - Elect OH RI / Lights GL C-F / 14-24	VECA	7	07-Aug-20	17-Aug-20		Existing L1 A - Elect OH RI / Lights GL C-F / 14-24							
C2278	Existing L1 A - Frame Walls / Set HM Frames	AP	6	18-Aug-20	25-Aug-20		Existing L1 A - Frame Walls / Set HM Frames							
C2279	Existing L1 A - Wall RI Plumbing & Sheetmetal	HP	2	26-Aug-20	27-Aug-20		Existing L1 A - Wall RI Plumbing & Sheetmetal							
C2291	Existing L1 A - Install Benches GL C-F / 14-24	SK	5	26-Aug-20	01-Sep-20		Existing L1 A - Install Benches GL C-F / 14-24							
C2261	Existing L1 A - Elec Wall RI GL C-F / 14-24	VECA	7	26-Aug-20	03-Sep-20		Existing L1 A - Elec Wall RI GL C-F / 14-24							
Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)				32	20-Jul-20 A	01-Sep-20								
C2257	Existing L1 B - Install Collector Plates L1-L2 F / 7-12 Line	SK	7	20-Jul-20 A	28-Jul-20		Existing L1 B - Install Collector Plates L1-L2 F / 7-12 Line							
C2259	Existing L1 B - Spray Applied Fireproofing	AP	3	29-Jul-20	31-Jul-20		Existing L1 B - Spray Applied Fireproofing							
C2260	Existing L1 B - Layout / Frame Walls & Door Frames GL E-F / 8-14	AP	3	03-Aug-20	05-Aug-20		Existing L1 B - Layout / Frame Walls & Door Frames GL E-F / 8-14							
C2262	Existing L1 B - Elect OH RI / Lights GL E-F / 8-14	VECA	4	03-Aug-20	06-Aug-20		Existing L1 B - Elect OH RI / Lights GL E-F / 8-14							
C2266	Existing L1 B - Elec Wall RI GL E-F / 8-14	VECA	2	06-Aug-20	07-Aug-20		Existing L1 B - Elec Wall RI GL E-F / 8-14							
C2264	Existing L1 B - Rock Walls GL E-F / 8-14	AP	1	10-Aug-20	10-Aug-20		Existing L1 B - Rock Walls GL E-F / 8-14							
C2265	Existing L1 B - Tape / Finish Walls GL E-F / 8-14	AP	5	11-Aug-20	17-Aug-20		Existing L1 B - Tape / Finish Walls GL E-F / 8-14							
C2343	Existing L1 B - Paint Walls	NWC	4	18-Aug-20	21-Aug-20		Existing L1 B - Paint Walls							
C2263	Existing L1 B - Patch Spline Ceiling	AP	4	21-Aug-20	26-Aug-20		Existing L1 B - Patch Spline Ceiling							
C2344	Existing L1 B - Doors & Hardware	BHW	1	24-Aug-20	24-Aug-20		Existing L1 B - Doors & Hardware							
C2345	Existing L1 B - Elec Trim Out	VECA	1	24-Aug-20	24-Aug-20		Existing L1 B - Elec Trim Out							
C2365	Existing L1 B - Install Vinyl Tile 1500 / 1520	D9	2	24-Aug-20	25-Aug-20		Existing L1 B - Install Vinyl Tile 1500 / 1520							
C2366	Existing L1 B - Install Carpet 1520	D9	4	25-Aug-20	28-Aug-20		Existing L1 B - Install Carpet 1520							



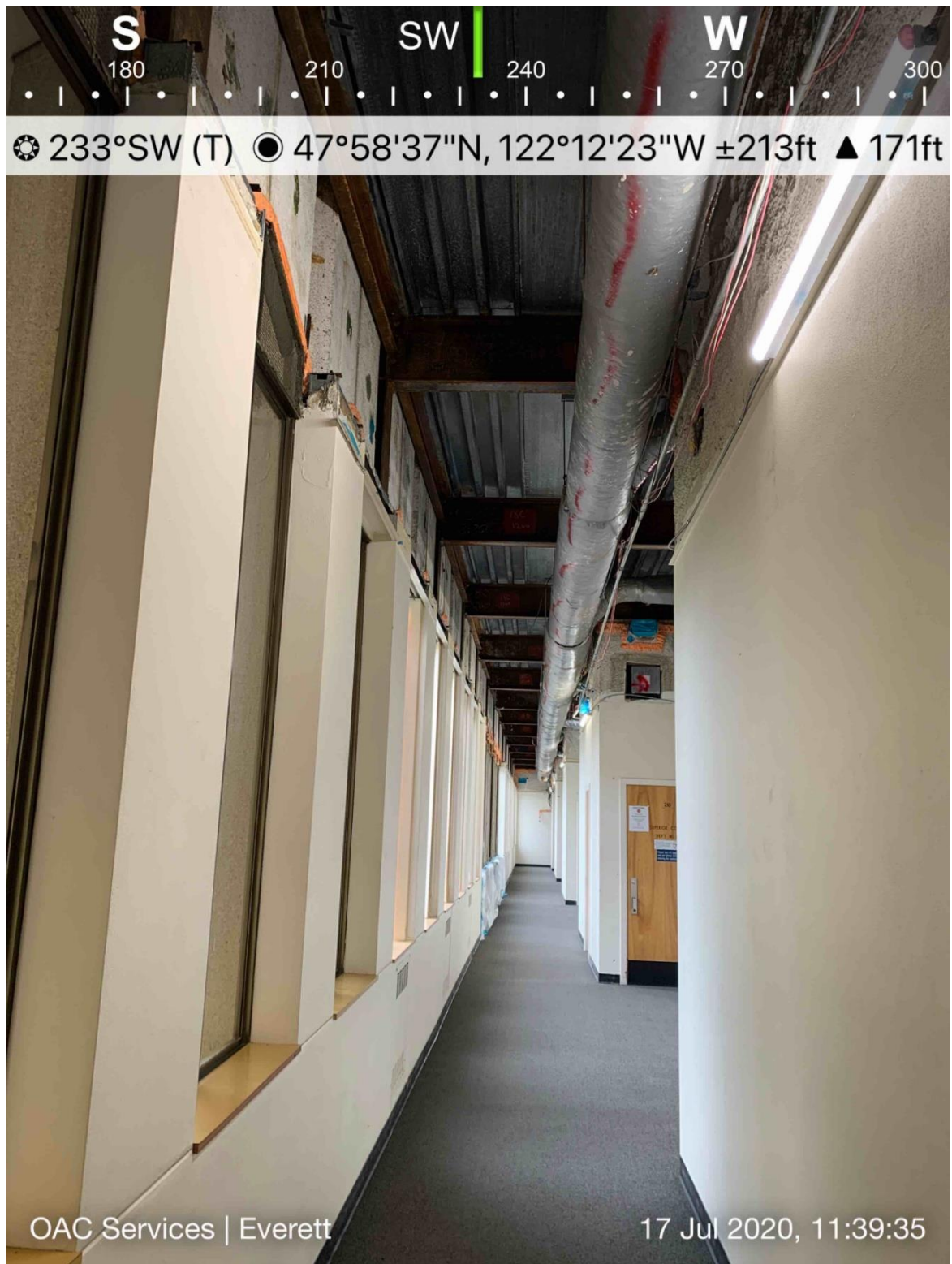
ID	Activity Name	Sub	Dur	Start	Finish	Comments	Jul 19	Jul 26	Aug 02	Aug 09	Aug 16	Aug 23	Aug 30
							M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S
C2269	Existing L1 B - Install ACT Grid 1500	AP	1	27-Aug-20	27-Aug-20								Existing L1 B - Install ACT Grid 1500
C2270	Existing L1 B - Install ACT Tiles 1500	AP	1	31-Aug-20	31-Aug-20								Existing L1 B - Install ACT Tiles 1500
C2268	Existing L1 B - Millwork	ART	2	31-Aug-20	01-Sep-20								Existing L1 B - Millwork
C2367	Existing L1 B - Install Base 1500 / 1520 / 1520	D9	2	31-Aug-20	01-Sep-20								Existing L1 B - Install Base 1500 / 1520 / 1520
Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)			39	13-Jul-20 A	03-Sep-20								
C2426	Existing L1 C - Hang Rock	AP	2	13-Jul-20 A	21-Jul-20		Existing L1 C - Hang Rock						
C2372	Existing L1 C - Tape / Finish Walls	AP	3	22-Jul-20*	24-Jul-20		Existing L1 C - Tape / Finish Walls						
C2369	Existing L1 C - Demo Terrazzo GL C-E / 14-15.5	PAS	3	27-Jul-20*	29-Jul-20		Existing L1 C - Demo Terrazzo GL C-E / 14-15.5						
C2370	Existing L1 C - Pourback Metal Deck GL C-E / 14-15.5	IW	2	30-Jul-20	31-Jul-20		Existing L1 C - Pourback Metal Deck GL C-E / 14-15.5						
C2373	Existing L1 C - Paint Walls	NWC	3	10-Aug-20*	12-Aug-20					Existing L1 C - Paint Walls			
C2380	Existing L1 C - Install ACT Grid	AP	4	13-Aug-20	18-Aug-20					Existing L1 C - Install ACT Grid			
C2382	Existing L1 C - Install Lighting	VECA	4	19-Aug-20	24-Aug-20						Existing L1 C - Install Lighting		
C2423	Existing L1 C - Trim Out Fire Sprinklers	RHFP	1	25-Aug-20	25-Aug-20						Existing L1 C - Trim Out Fire Sprinklers		
C2381	Existing L1 C - Install ACT Tiles	AP	3	25-Aug-20	27-Aug-20						Existing L1 C - Install ACT Tiles		
C2460	Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	28-Aug-20	31-Aug-20							Existing L1 C - Install Carpet in Waiting Room 1300	
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9	5	28-Aug-20	03-Sep-20								Existing L1 C - Install Large Format Floor Tile & Grout
Phase 2 - Level 1 Renovation - Standpipe (E)			5	24-Jul-20	30-Jul-20								
C2283	Existing L1 E - Stair 3 Standpipe (All Levels)	RHFP	5	24-Jul-20*	30-Jul-20		Existing L1 E - Stair 3 Standpipe (All Levels)						
Phase 2 - Level 2 Renovation			35	16-Jul-20 A	02-Sep-20								
Phase 2 - Level 2 Renovation - Corridor 2220 / 2221 GL 16-24 (A)			8	16-Jul-20 A	27-Jul-20								
C2307	Existing L2 A - Abate	PAS	8	16-Jul-20 A	27-Jul-20		Existing L2 A - Abate						
Phase 2 - Level 2 Renovation - GL C-E 14-19 (B)			32	21-Jul-20	02-Sep-20								
C2406	Existing L2 B - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	21-Jul-20*	22-Jul-20		Existing L2 B - Cut / Cap / Field Measure Sheetmetal & Plumbing						
C2407	Existing L2 B - Demo Elec / Mech OH	PAS	2	22-Jul-20	23-Jul-20		Existing L2 B - Demo Elec / Mech OH						
C2404	Existing L2 B - Demo Walls / Stairs	PAS	3	24-Jul-20	28-Jul-20		Existing L2 B - Demo Walls / Stairs						
C2325	Existing L2 B - Abate	PAS	8	24-Jul-20	04-Aug-20		Existing L2 B - Abate						
C2310	Existing L2 B - Install Drag Strut GL E-E.5 / 19.6	PAS	3	05-Aug-20	07-Aug-20			Existing L2 B - Install Drag Strut GL E-E.5 / 19.6					
C2319	Existing L2 B - Layout / Top Track	AP	3	05-Aug-20	07-Aug-20			Existing L2 B - Layout / Top Track					
C2324	Existing L2 B - OH Steel Sprinkler Pipe Hangers	RHFP	3	05-Aug-20	07-Aug-20			Existing L2 B - OH Steel Sprinkler Pipe Hangers					
C2389	Existing L2 B - Install Steel / Metal Deck Infill at Stairway	SK	4	05-Aug-20	10-Aug-20			Existing L2 B - Install Steel / Metal Deck Infill at Stairway					
C2408	Existing L2 B - OH Sheetmetal & Plumbing Hangers	HP	2	06-Aug-20	07-Aug-20			Existing L2 B - OH Sheetmetal & Plumbing Hangers					
C2409	Existing L2 B - OH Electrical Hangers	VECA	2	06-Aug-20	07-Aug-20			Existing L2 B - OH Electrical Hangers					
C2391	Existing L2 B - Spray Applied Fireproofing	RHFP	5	10-Aug-20	14-Aug-20			Existing L2 B - Spray Applied Fireproofing					
C2390	Existing L2 B - Pourback Metal Deck Infill at Stairway	SK	2	11-Aug-20	12-Aug-20			Existing L2 B - Pourback Metal Deck Infill at Stairway					
C2429	Existing L2 B - Replace Spline Ceiling GL 19.6 Drag Strut	AP	1	17-Aug-20	17-Aug-20			Existing L2 B - Replace Spline Ceiling					
C2320	Existing L2 B - Frame / Top Rock Early Walls	AP	4	17-Aug-20	20-Aug-20			Existing L2 B - Frame / Top Rock Early Walls					
C2322	Existing L2 B - OH RI Sheetmetal & Plumbing	HP	6	17-Aug-20	24-Aug-20			Existing L2 B - OH RI Sheetmetal & Plumbing					
C2428	Existing L2 B - OH RI Steel Sprinkler Pipe	RHFP	6	17-Aug-20	24-Aug-20			Existing L2 B - OH RI Steel Sprinkler Pipe					
C2323	Existing L2 B - OH RI Elec / Lights	VECA	7	17-Aug-20	25-Aug-20			Existing L2 B - OH RI Elec / Lights					
C2326	Existing L2 B - Frame Walls / Set HM Frames	AP	4	25-Aug-20	28-Aug-20			Existing L2 B - Frame Walls / Set HM Frames					
C2327	Existing L2 B - Wall RI Sheetmetal & Plumbing	HP	3	31-Aug-20	02-Sep-20			Existing L2 B - Wall RI Sheetmetal & Plumbing					
C2412	Existing L2 B - Wall Elect RI	VECA	3	31-Aug-20	02-Sep-20			Existing L2 B - Wall Elect RI					
Phase 2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14 (E)			9	20-Jul-20 A	30-Jul-20								
C2456	Existing L2 E - OH Hangers Sprinklers	RHFP	2	20-Jul-20 A	21-Jul-20		Existing L2 E - OH Hangers Sprinklers						
C2457	Existing L2 E - OH Hangers Electrical	VECA	2	20-Jul-20 A	21-Jul-20		Existing L2 E - OH Hangers Electrical						
C2458	Existing L2 E - OH Hangers Sheetmetal	HP	2	20-Jul-20 A	21-Jul-20		Existing L2 E - OH Hangers Sheetmetal						
C2308	Existing L2 E - Install Collector Plates	SK	4	23-Jul-20	28-Jul-20		Existing L2 E - Install Collector Plates						
C2309	Existing L2 E - Install Short Studs for Shearwall	SK	2	29-Jul-20	30-Jul-20		Existing L2 E - Install Short Studs for Shearwall						
Phase 2 - Level 2 Renovation - CPVC Sprinklers (F)			24	20-Jul-20 A	20-Aug-20								





## **Appendix C: Photos of Progress Since Previous Report**

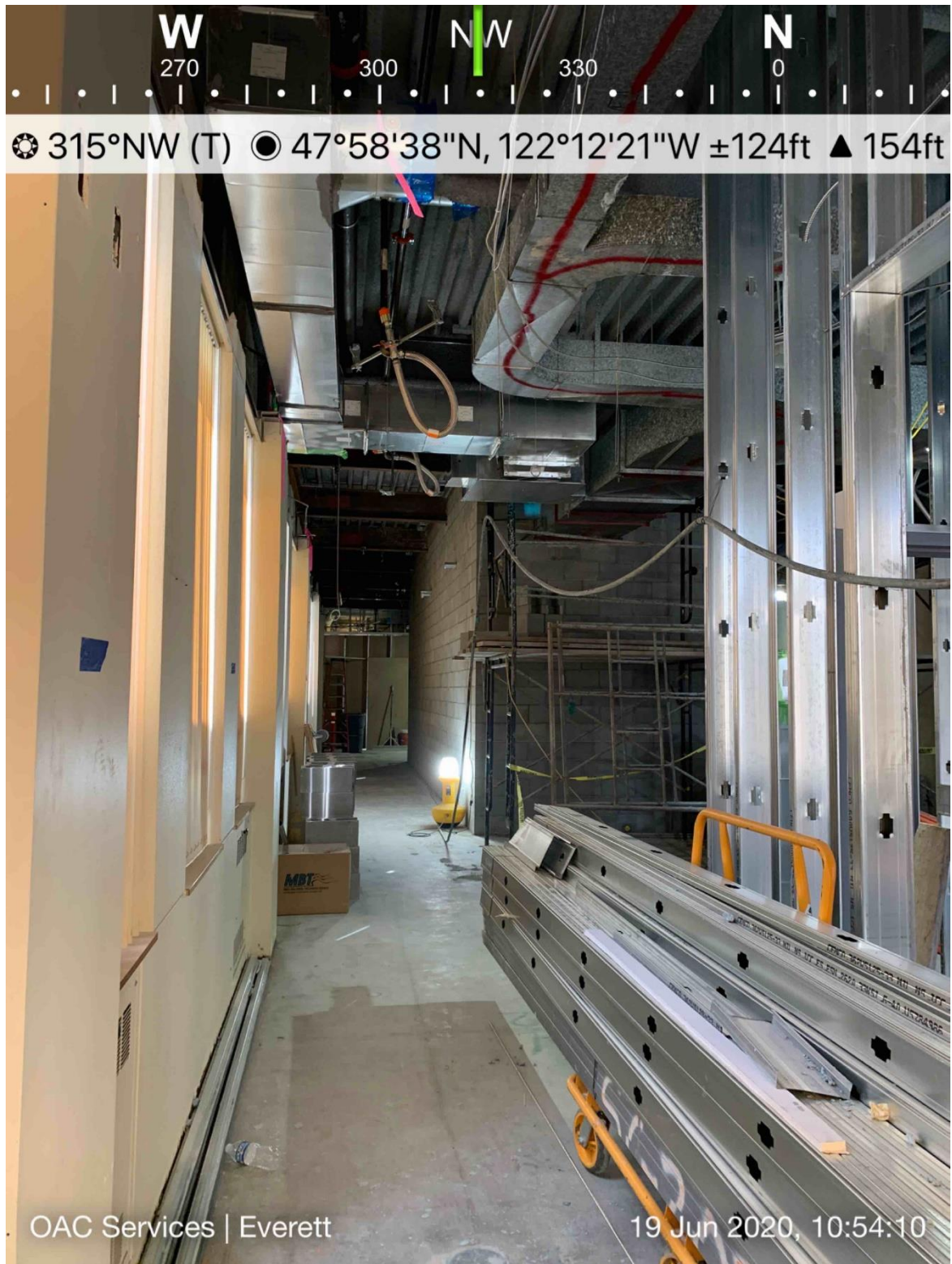




*A recent photo of the Courthouse's main east-west public corridor on Level 2, after scaffolding removal.*

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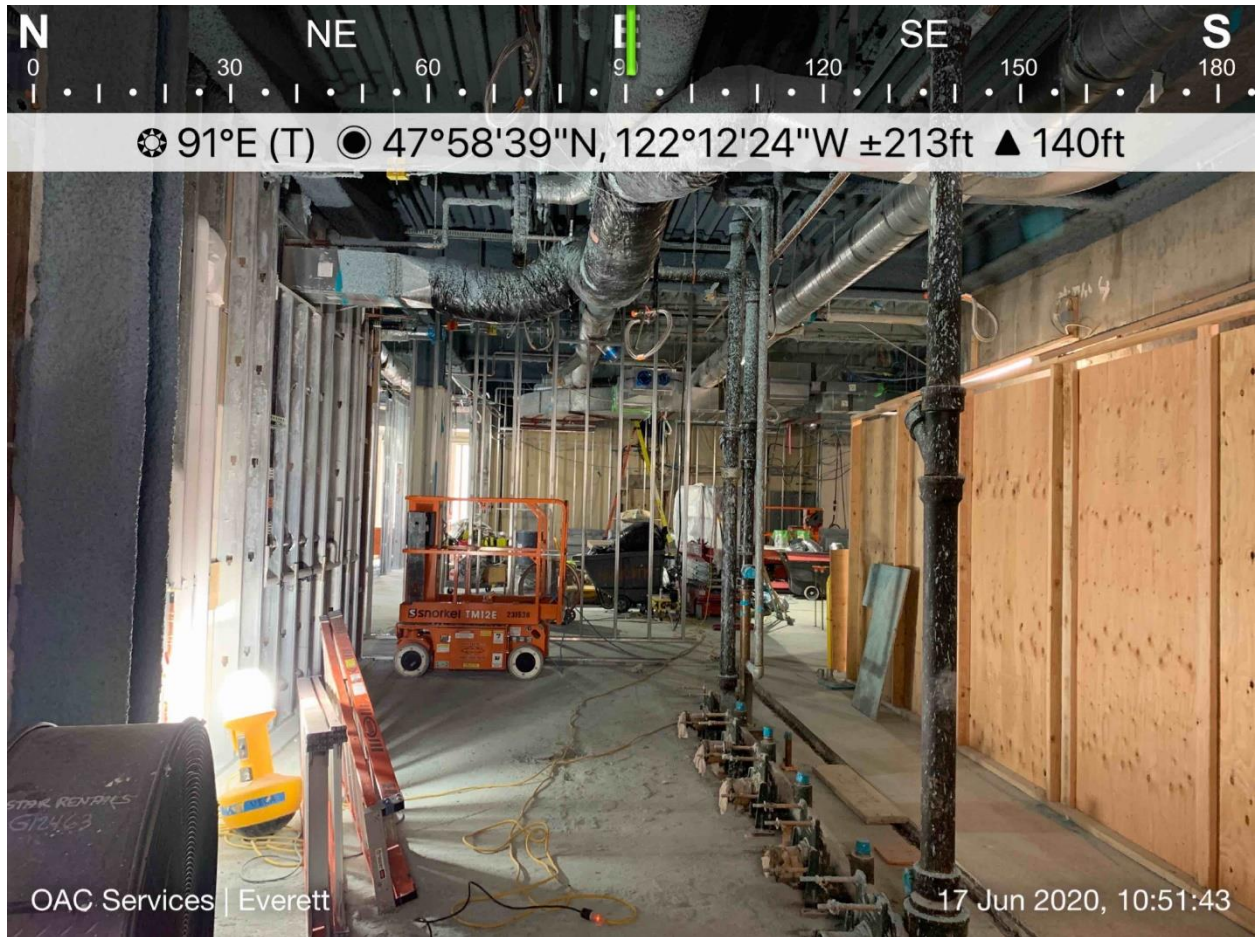


*Main east-west hallway outside Courtroom 1A, looking west past courtroom vestibule.*



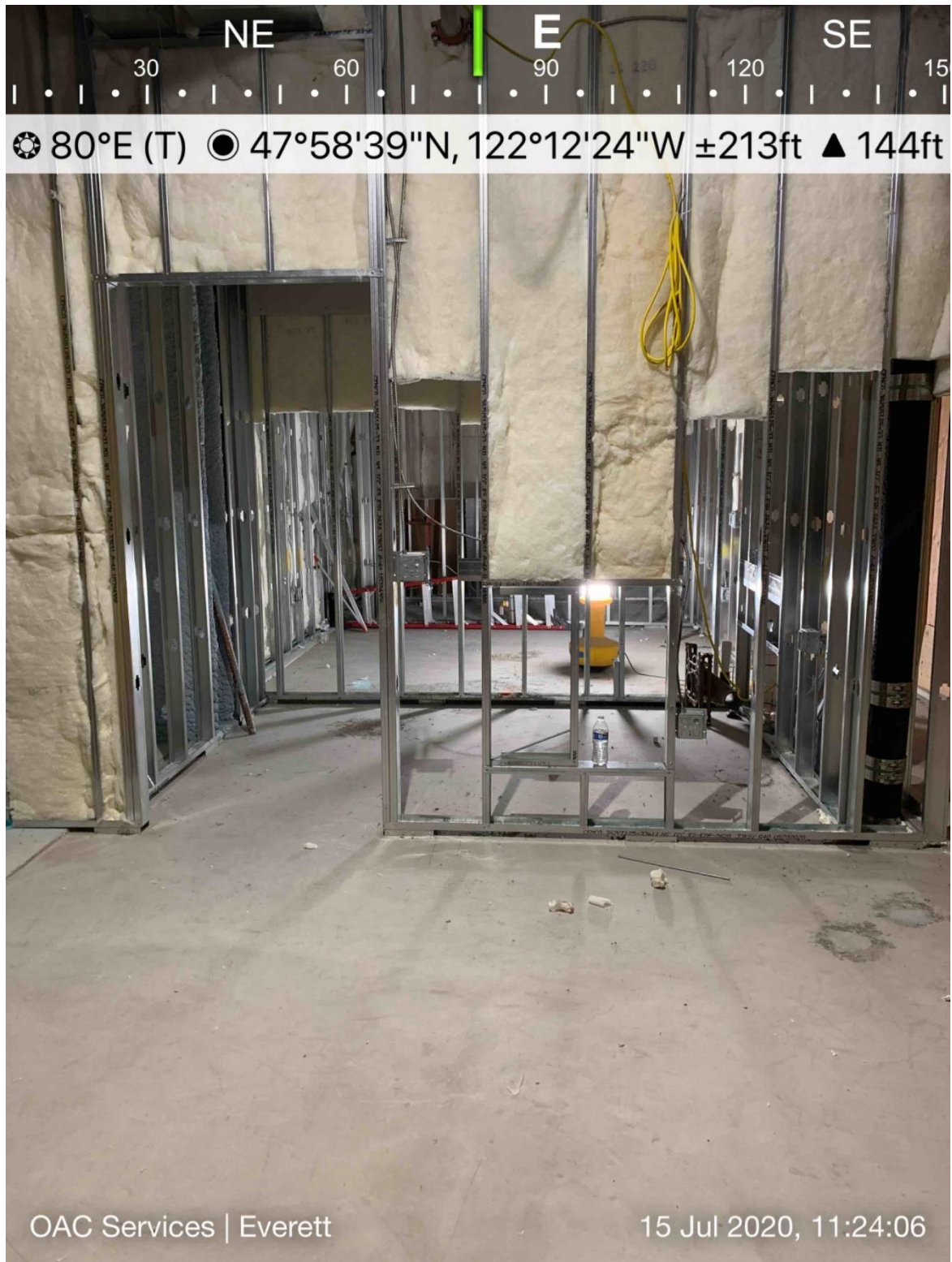
*A recent photo of the same corridor, one week prior to the date of this report.*



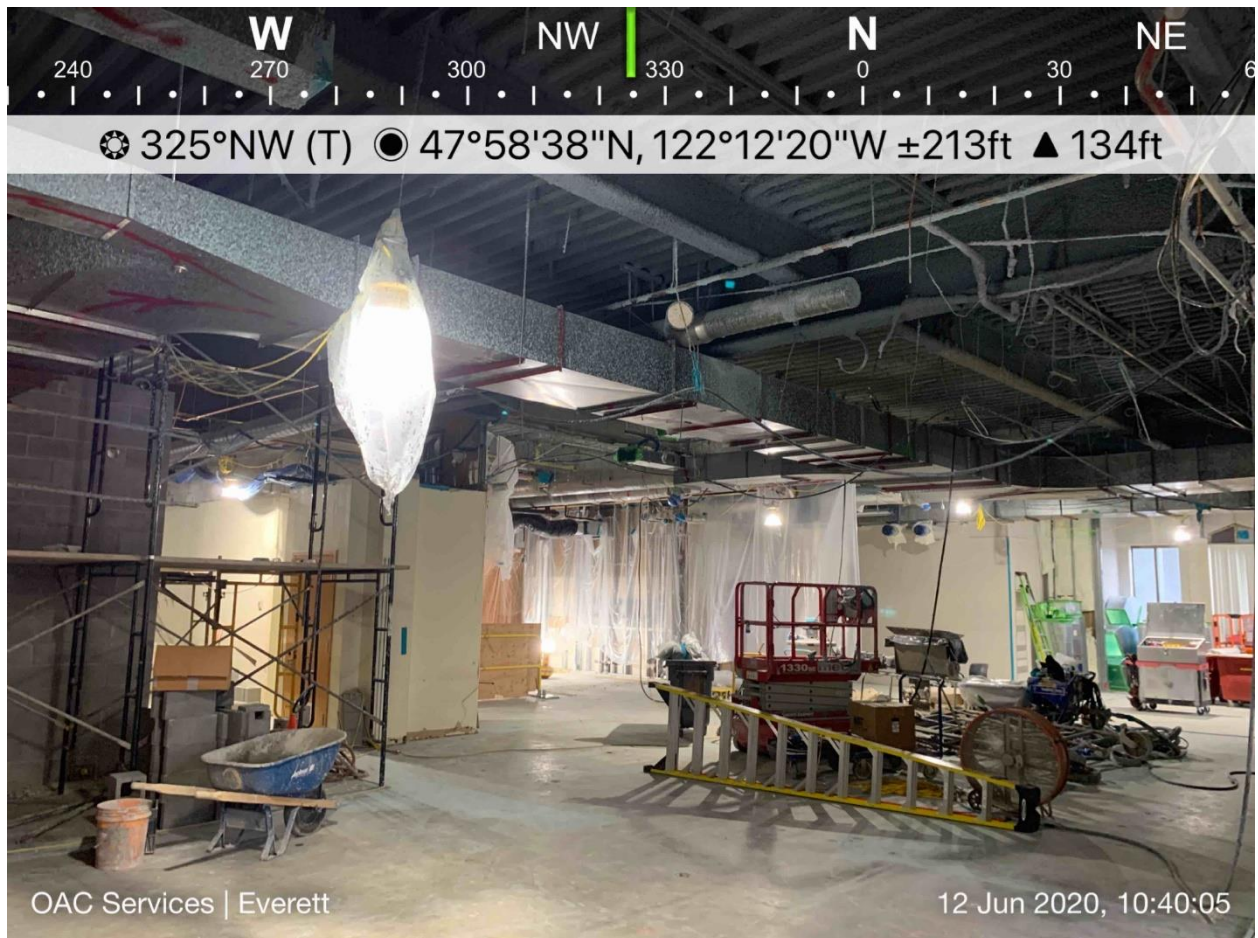


*Vacated first-floor men's and women's restrooms in mid-June. The area is being converted into a family restroom, interview room, and janitor's closet.*



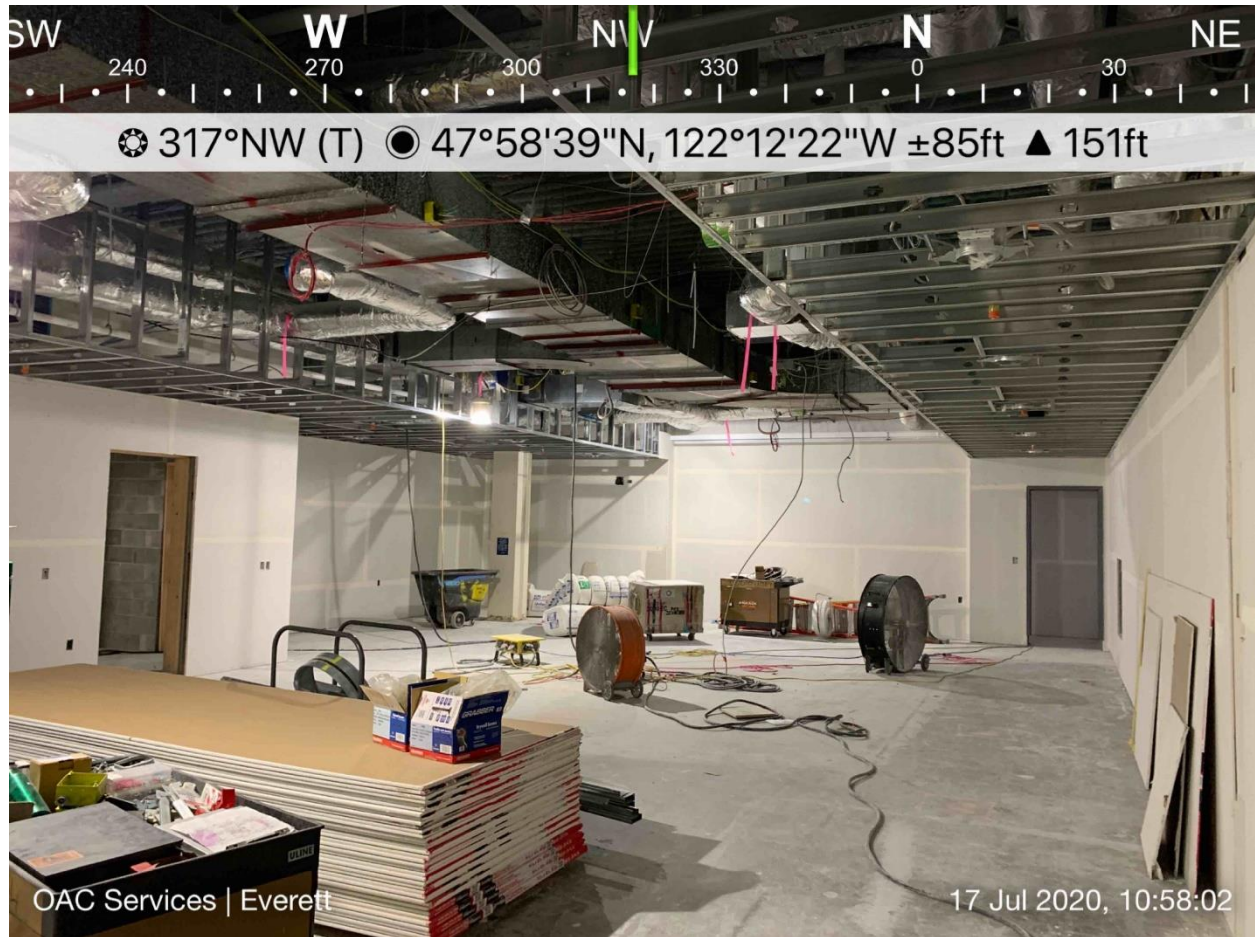


*The new first-floor family restroom takes shape in mid-July.*



*Courtroom 1A in mid-June. View is from the east end of the former Jury Assembly room toward the west end of the former District Court Hearing Room, or from what is now the east vestibule to the bench area.*





*Same area in Courtroom 1A, mid-July. View is from the east vestibule toward the bench.*